

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0476

Development description: conversion of farm building to two holiday cottages and one residential annexe with associated parking and landscaping works

Site address: Beacon Farm, Beacon Brow Road, Scalby

Parish: Newby and Scalby

Case officer: Mrs Jill Bastow

Applicant: Mr P Cass

Beacon Farm, Beacon Brow Road, Scalby, Scarborough, North Yorkshire, YO13 0RB,

Agent: BHD Partnership

fao: Mr N Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text															
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.															
2	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>D12243-01 A</td><td>20 June 2022</td></tr><tr><td>Block Plan</td><td>D12243-02 C</td><td>8 March 2023</td></tr><tr><td>Proposed Plan</td><td>D12243-04 D</td><td>8 March 2023</td></tr><tr><td>Proposed Elevations</td><td>D12243-05 C</td><td>8 March 2023</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Location Plan	D12243-01 A	20 June 2022	Block Plan	D12243-02 C	8 March 2023	Proposed Plan	D12243-04 D	8 March 2023	Proposed Elevations	D12243-05 C	8 March 2023
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3	UOR12	The 2 no.holiday cottages hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not															

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		exceeding a total of 28 days in any one calendar year.
4	UOR11	The annexe accommodation hereby permitted as marked on the Block Plan (Drawing No. D12243-02 C) shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Beacon Farm.
5	UOR15	The units of holiday letting accommodation hereby permitted shall form and remain part of the current Planning Unit presently known as Beacon Farm as shown edged blue/red on the site location plan. The holiday units shall not be let out or used in any way if the holiday letting units are functionally separated (either Freehold or Leasehold) and shall at all times remain together in same overall Planning Unit.
6	PDR01	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H; Schedule 2, Part 2, Classes A to F and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
7	BCMT01	The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity.
8	BCMT09	No work shall commence on the installation of any fenestration element in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames, glazing and any boarding, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

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9	GPMT11	All new external doors, door frames, window frames and glazing bars shall be of timber construction and no other materials shall be used.
10	GPMT12	No work shall commence to stain/paint the external doors and windows in the development hereby approved until details of the paint colour/finish of the doors and windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity.
11	GPMT15	The external face of the frame to all new windows shall be set in a reveal of a minimum of 75mm, and to all new doors a minimum of 100mm, from the front face of the adjacent walling and shall be maintained in that condition in perpetuity.
12	GPMT20	Projecting external trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.
13	GPMT21	No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be fixed or top-hung metal conservation style and shall be installed in accordance with the approved details and maintained in that condition in perpetuity.
14	GPMT23	The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.
15	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
16	AC20	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall

Condition number	Condition code	Condition text
		be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
17	MC02	The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 8 'Mitigation and Compensation' of the submitted Bat, Breeding Bird and Barn Owl Survey by MAB Environment and Ecology Ltd dated September 2023.
18	MC03	A copy of the required European Protected Species Licence, including all appendices and supplementary documents, shall be provided to the Local Planning Authority prior to any works covered under the licence commencing.
19	LD25	Prior to the development being brought into use full details of the proposed native hedging to the eastern boundary of the site, including the plant species, sizes and planting density, and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be implemented in accordance with the approved details and so maintained in perpetuity.
20	LD26	Prior to the development being brought into use full details of the hard surfacing to be utilised on the site shall be submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard surfacing works shall then be implemented in accordance with the approved details and so maintained in that condition in perpetuity.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.

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3	RSN UOR11	The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE1 and to ensure that a traditional rural building is conserved in line with Policy CO12.
4	RSN UOR10	The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with Policies CO12 and CO18 of the North York Moors Local Plan.
5	RSN UOR12	The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling in accordance with Policies CO12 and UE1 of the North York Moors Local Plan.
6	RSN PD01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO12 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
7	RSN BCMT01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8	RSN BCMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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9	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
10	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
11	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
12	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
13	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
14	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Reason number	Reason code	Reason text
15	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
16	RSN AC01	In accordance with Policy ENV4 of the North York Moors Local Plan which seeks to protect dark night skies.
17	RSN MISC06	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
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19	RSN LD01	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
20	RSN LD03	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Consultation responses

Parish

No objection

Highways

No objection

Forestry Commission

No objection

Environmental Health

No objection

Third party responses

Mrs J Parkinson, 2 Limestone Way, Burniston – Raises the following concerns:

It will result in extra traffic along Beacon Brow Road where there is no passing place and if you meet another vehicle one driver has to give way and back up, and visibility along the road is very limited in places. Also horse and bike riders will have to deal with more traffic and wildlife, especially deer that cross this road to go up into the forest will be disturbed.

Publicity expiry

Advertisement/site notice expiry date: 27 July 2022

Farmyard elevation of the redundant stone buildings to be converted with only 2 new rooflights proposed



Gable and field elevations the redundant stone buildings to be converted with several existing openings enlarged and blocked up openings re-used



View looking southeast to the existing concrete hardstanding to be used for parking



View looking northeast from access track to the existing concrete hardstanding to be used for parking



Background

Beacon Farm lies approx. 2 km to the west of Burniston on the edge of the National Park. It comprises the main farmhouse and an adjoining range of traditional stone farm buildings. To the rear lies an extensive number of modern farm buildings which are accessed separately from Beacon Brow Road.

Planning permission is sought for the conversion of the adjoining range of stone farm buildings to the east into a two-bedroom residential annexe and two short term holiday letting units (1 x one-bedroom and 1 x two-bedroom). The range to the west will remain as storage for the farmhouse.

Access will be shared with the farmhouse, separate to the working farm buildings at the rear, but a separate parking area will be provided on an existing area of concrete rather than within the yard area in front of the farmhouse. A communal area of amenity space will be provided on the east side of the buildings, presently used as a storage area. With regard to the concern expressed by a third party regarding access, it is considered that the additional traffic generated by the development would be very limited. It is also noted that the Highways Authority has not raised any objection.

The determination of the application has been delayed pending amended plans, amended certificate of ownership and an updated bat survey, with the latter being received late December 2023.

Main issues

Local Plan

The most relevant policies of the Local Plan against which to assess this application are considered to be Strategic Policy C - Quality and Design of Development; Strategic Policy J - Tourism and Recreation; Policy UE1 - Location of Tourism and Recreation Development; Policy CO12 - Conversion of Existing Buildings in the Open Countryside; and Policy CO18 - Residential Annexes.

Strategic Policy C requires proposals to maintain and enhance the distinctive character of the National Park and sets out a number of detailed criteria to be adhered to including requiring a high quality design and good quality construction materials.

Strategic Policy J supports proposals for tourism and recreational development where they provide opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents. Any accommodation should be for short term holiday stays only.

Policy UE1 supports tourism and recreational development in the Open Countryside where it involves a small scale conversion and/or extension of an existing building of architectural or historic interest (subject to other policies and criteria).

Policy CO12 is supportive of proposals for the conversion of rural buildings of architectural or historical interest into holiday letting or ancillary residential accommodation where those buildings make a positive contribution to the landscape of the National Park; are structurally sound and capable of conversion without requiring significant alteration and extension; and are within an existing group of buildings with a close physical relationship. A high standard of design detailing which reflects the form and character of the building and retain existing features which contribute to the character of the building is expected. The policy also requires there to be no changes to the access or curtilage which would affect the character of the building or its setting.

Policy CO18 only supports the provision of residential annexes where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use; and a clear functional need for the ancillary accommodation is demonstrated.

Discussion

The conversion of the attractive range of redundant stone farm buildings attached to Beacon Farm into two holiday letting units and a residential annexe for a family member is supported under Policies CO12 and CO18 in principle as suitable alternative uses.

The buildings are structurally sound and capable of conversion and the proposal is for a high quality scheme that makes good use of existing openings with a limited number of new openings so as to preserve the fabric and character of the original buildings.

Vehicular access and parking has been contained within an existing area of hardstanding to the southeast of the buildings, which will be resurfaced. The existing trees will be retained and the hedgerow boundary enhanced to the northeast boundary so as to maintain the current setting of the buildings in the wider landscape. There is no change to the curtilage of the buildings.

With regard to the trees about the site the Authority's Woodland Officer is satisfied that the trees will not be adversely affected by the proposals as they are separated from the buildings by an area of concrete, so vehicles can move around without affecting them.

The Authority's Ecologist is satisfied with the mitigation and compensation measures recommended in the updated bat survey and these are a conditional requirement of the permission. Additional conditions are also recommended and have been included requiring details of the hedge planting to be submitted for the Authority's approval along with details of any external lighting to ensure it is Dark Night Skies compliant.

In view of the above it is considered that the proposal accords with the policies of the Local Plan both in terms of the uses proposed and the high quality design, and as such approval is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.